

Stats:

2,219 SF (per brazoria county appraisal district)

3 Bedroom

2 Bath

2 Car Garage (attached)

1 Study (currently used as a guest bedroom)

Original Owners- Home has never flooded**Upgrades**

- White quartz countertops throughout
- Tile throughout common areas, carpet in bedrooms
- Digital front door lock (Smart- Alexa/Siri enabled)
- Smart thermostat (Ecobee) with 4 room sensors
- Alexa enabled, dimmable LED lights in the kitchen
- LED lights throughout the house
- Smart irrigation system for front and back lawn (it senses when the lawn needs to be watered, and won't run if it just rained)
- In-ceiling surround sound speakers in living room and kitchen
- Whole house water softener system
- Both gas and electric connections for dryer
- " Faux wood blinds for every window
- Comfort height bathroom vanities 35" tall
- Front and back door security cameras
- We also upgraded our kitchen cabinets to have pull-out shelving and integrated trash/recycling drawer.
- We also installed plywood in our attic to create additional storage space
- Ceiling fans in all bedrooms
- Stainless Steel kitchen appliances (Whirlpool)
 - Built-in Oven: [WOS51EC0AS](#)
 - Microwave Hood: [WMH73521CS](#)
 - Gas Cooktop: [WCG51US0DS](#)
 - Dishwasher: [WDF760SADM](#)
- Brick on all sides of the house
- Flood lights
- Pre-wired for security system
- Gutters all around house
- Ceiling fan at patio
- Surround sound (speakers & receivers stay with the home)

INCLUDED FEATURES

Highland Crossing

Community Features

- Located in the fast-growing, desirable community of Pearland
- Neighborhood park and greenbelt areas
- Minutes from convenient shops, restaurants, and services
- Convenient access to Pearland's numerous parks and trails
- Convenient freeway access to downtown Houston and Hobby Airport
- Convenient access to Pearland's numerous parks and trails

Exterior Detailing

- Acme Brick Covering American Made Clay (100-Year Guarantee) on 3 Sides of Home
- HardieTrim® and CemPlank® Fiber Cement Trim and Siding with 25-Year Manufacturer Warranty
- Sherwin-Williams® Exterior Paint
- Vinyl Divided Light Windows on Front of Home with Half-Screens on all Operable Windows
- 6'8" Therma-Tru® Insulated Textured 6-Panel Front Door
- Schlage® Camelot Single Cylinder Deadbolt & Handleset
- Full Light Door at Rear Entry
- Professional Landscape Package in Front Yard
- Full Sod in Front and Side Yards
- 2-Coach Lights on Garage
- Gutters and Downspouts on Front of Home
- Windsor® Durable Embossed Metal Garage Door
- LiftMaster® ½ HP Garage Door Opener with 2 Remotes
- 16' Wide 2-Car Driveway with 3' Wide Private Walkway from Porch to Driveway
- 2-Hose Bibs on Exterior of Home
- Cast Stone Address Blocks
- Covered Rear Patio Blocked and Wired for Ceiling Fan (varies per plan)
- Broom Finish Front Porches
- Asphalt 30-Year Architectural Shingles
- 6' Privacy Fence with Gate

Energy Efficiency

- Lennox® 16 SEER High Efficiency HVAC System with Environmentally Friendly 410A Refrigerant and R6 Rated Duct System
- Insulation Package Includes:
 - R-13 Batt Insulation Installed in wall with Zero Tolerance Application
 - R-22 Fiberglass Insulation in Sloped Ceilings
 - R-38 Fiberglass Insulation in Attic
- HardieTrim® Board Exterior Window Trim Product

- High Efficiency Insulated Low-E 366 Vinyl Glass Windows
- Energy Efficient Gas Water Heater
- Radiant Barrier Roof Decking
- TYPAR® HouseWrap
- Programmable Honeywell™ Thermostat
- Electric Dryer Hookups with Outside Vent
- Roof Vents for Added Ventilation

Designer Kitchens

- Quality Cabinets® Birch 36" Flat Panel with Crown Molding
- Whirlpool® Black Appliance Package – Features Free Standing Gas Range, Microwave/Range Hood Combination Vented to the Exterior, and Energy Efficient Eco-Wash Cycle Dishwasher
- IceMaker Connection for Fridge
- 3 cm Granite Countertops w/ Tile Backsplash
- Recessed Can Lighting
- InSinkErator® Garbage Disposal
- 8" Undermount Stainless Steel Sink
- Moen® Chrome Single Handle Faucet with Side Hand Spray

Inside Your Home

- Emser Tile* 13" Ceramic Tile in Entry, Bathrooms, Kitchen, Nook, and Utility Room
 - Mohawk® Carpet with 5.5-pound Carpet Pad
 - Rounded Drywall Corners with Textured Walls and Ceilings
 - Sherwin-Williams® Interior Paint
 - Rocker Switches
 - Ceiling Fans w/Light Kit in Great Room, Owner's Suite, and Game Room (Per Plan)
 - All Secondary Bedrooms Blocked and Prewired for Ceiling Fans
 - Decorative Nickel Light Fixture Package
 - Decorative Chrome Bathroom Vanity Fixtures
 - Fluorescent Lighting in Laundry Room and Owner's Closet
 - Raised 3- Panel Textured Interior Doors
 - Privacy Locks on Owner's Suite and all Bathroom Doors
 - Schlage® Nickel Lever Interior Door Hardware
 - Dual Phone (Cat5E) and Cable (RG6) Outlets (3 Locations Per Plan)
 - 3¼" Colonial Baseboards with 2½" Door Casing
 - Crown Molding in Owner's Suite and Formals (Per Plan)
 - Wood Closet Rods and Shelving
 - Staircases Include Wood Spindles with Stained Oak Handrail (Per Plan)
 - Pulte Life Tested Drop Zone – Includes bench with lower storage cubbies
- continued*

continued >



Built from the idea up
PULTE.COM



INCLUDED FEATURES (continued)

Highland Crossing

Luxurious Baths

- Quality Cabinets* Birch Cabinetry
- 35" Elevated Comfort Height Double Vanity at Owner's Bath
- Medicine Cabinet in Owner's Bath
- Cultured Marble Vanities with Integrated Sinks in Owner and Secondary Baths
- Moen * Chrome Lavatory Faucets
- Moen * Chrome Bath Accessories
- GERBER* Elongated Toilets; including Comfort Height at Owner's Bath and Powder Room (Per Plan)
- Deluxe Owner's Bath with Separate Glass Enclosed Shower and ROYAL* Garden Tub with Deck Mounted Moen * Faucets
- Emser Tile* Shower Surround in Owner's Bath (straight set)
- STERLING* Tub with Fiberglass Wall Surround in all Secondary Baths
- GERBER* White Pedestal Sink in Powder Room

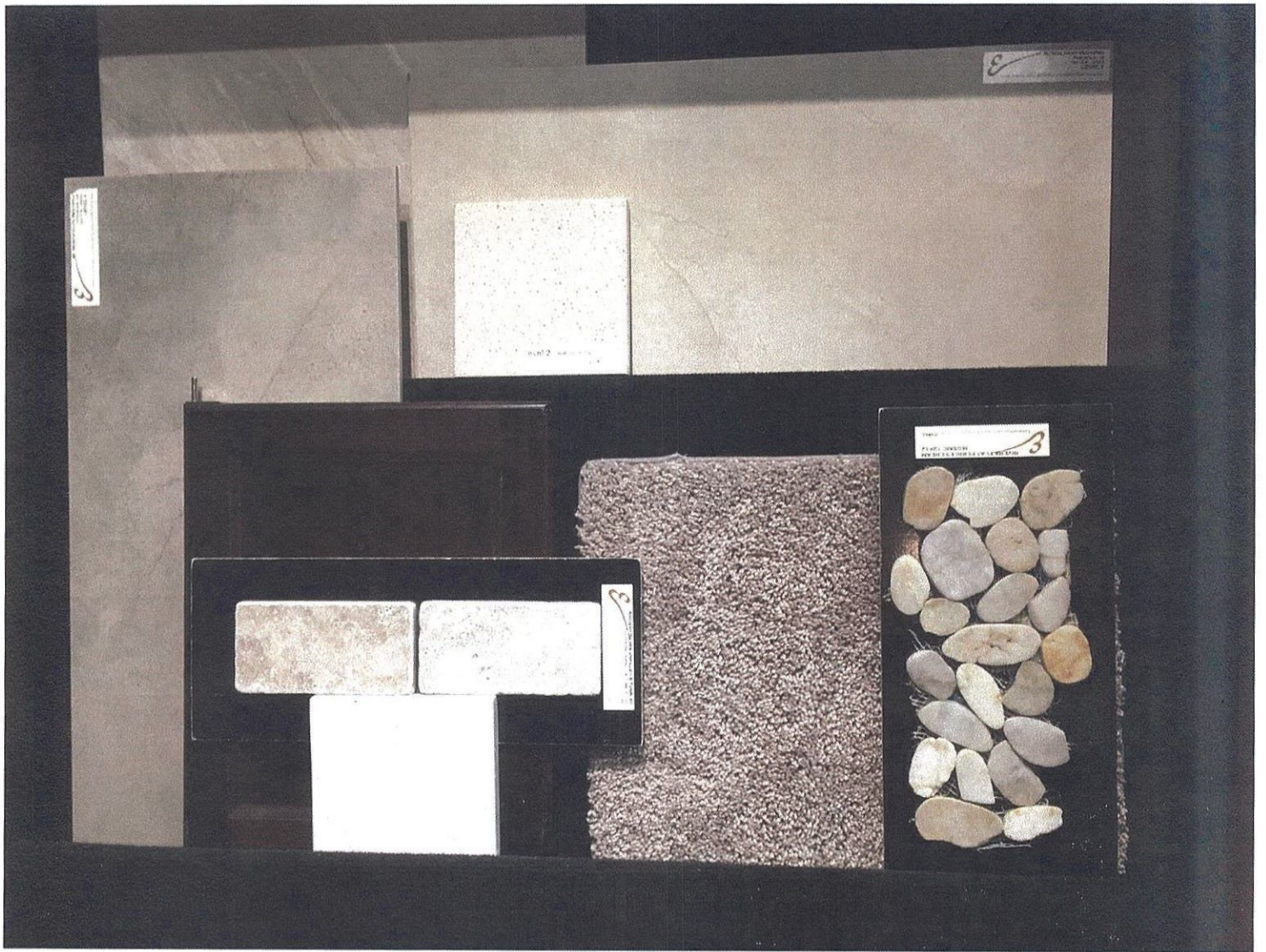
Protection Plan

- Cable and Rebar Slab per Engineered Drawing with 2500 PSI Concrete
- Borate Treatment on Frame Exterior Walls and Slab Penetrations with Taexx® "Tubes in Wall" Pest Defense System
- Professionally Engineered frame designs
- GFCI Receptacles Located on Home Exterior and in Garage
- Professionally conducted Third Party Inspections at Foundation, Frame, HVAC Duct, and Final Stages
- 1 Year Limited Warranty
- 2 Year Mechanical Warranty
- 5 Year Water Intrusion Warranty
- 10 Year Structural Warranty
- Builder Serviced Warranty

Design Center

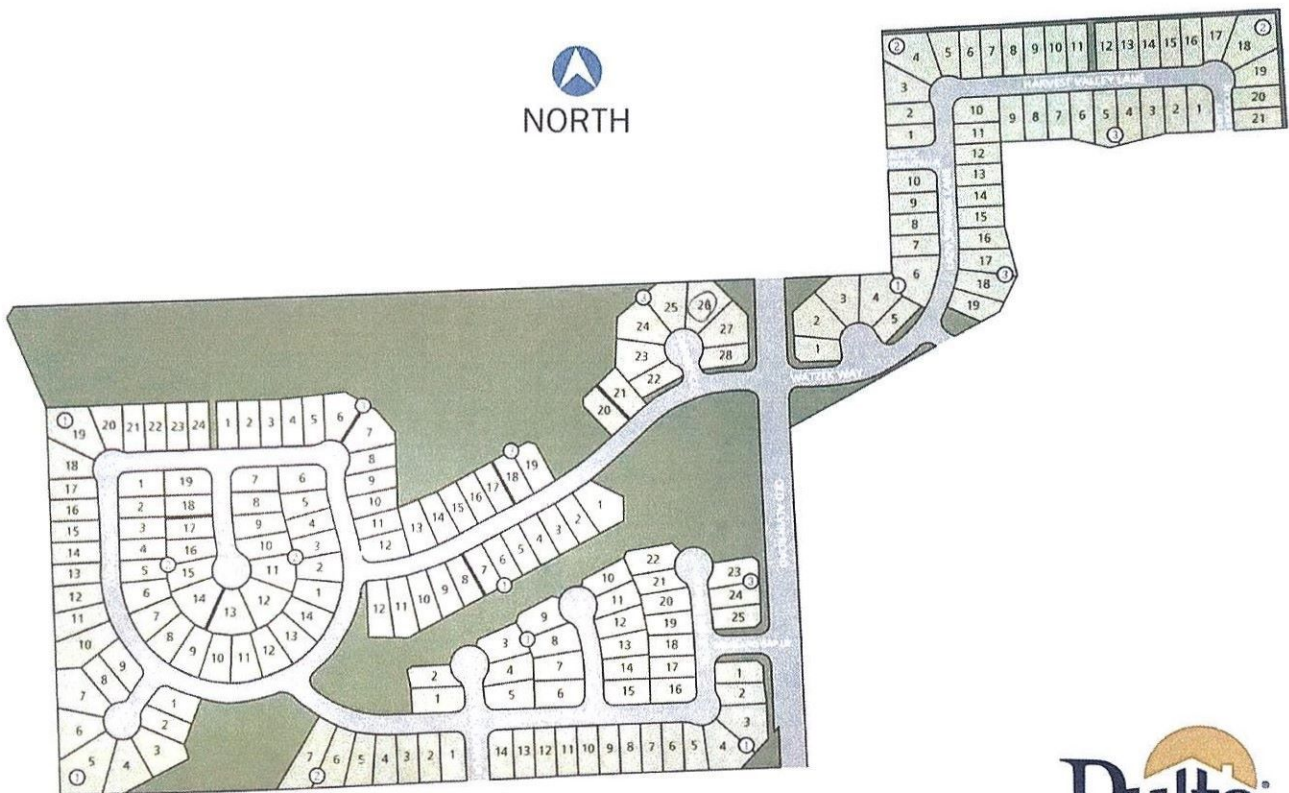
- Personal appointment with a Professional Decorator Consultant at the Design Center



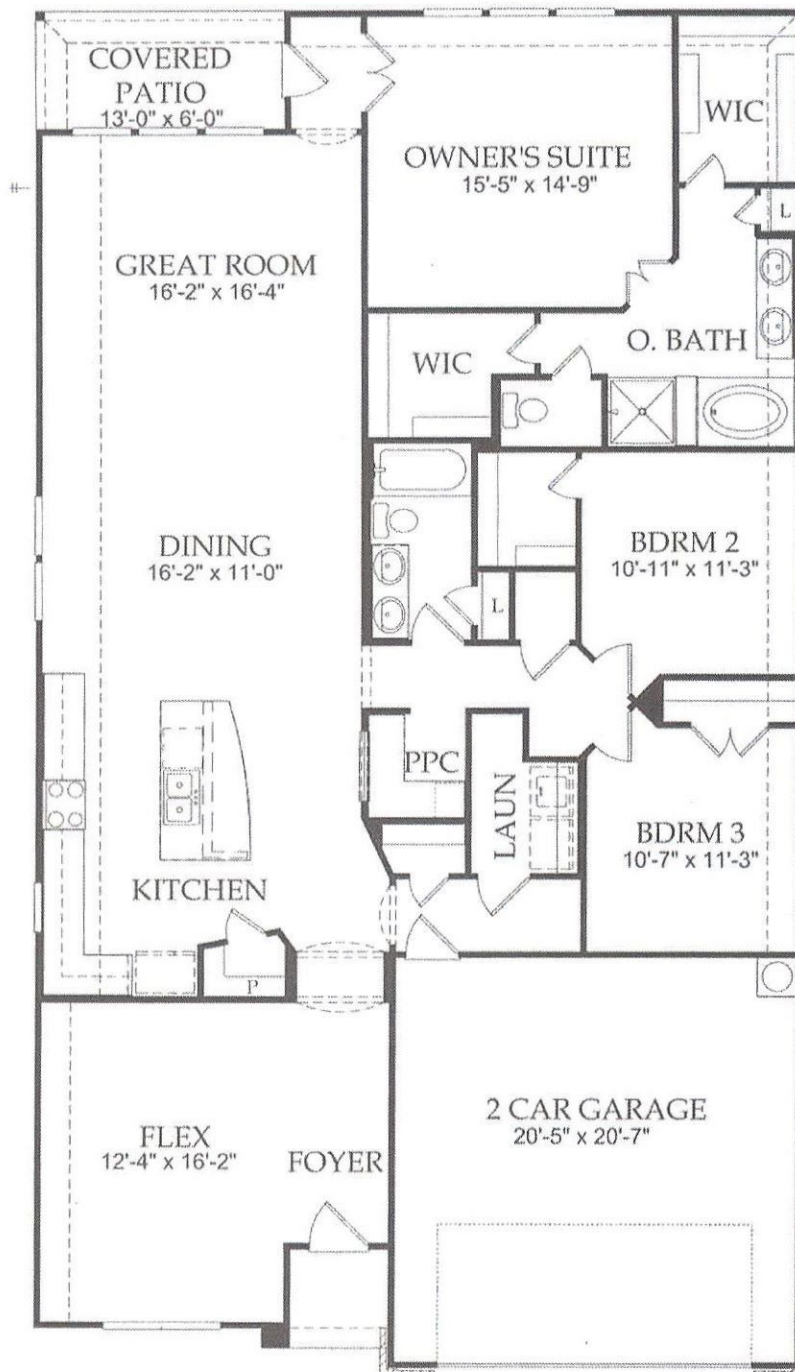


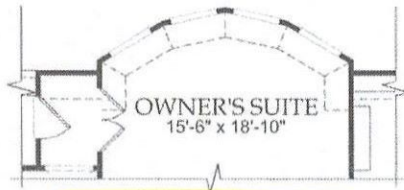
HIGHLAND CROSSING

Section 1, 2, 3 & 5

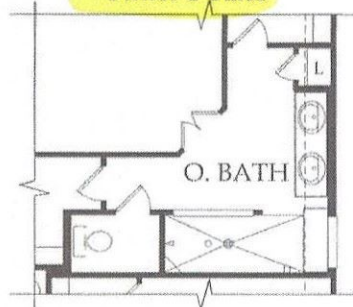


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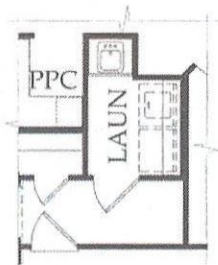




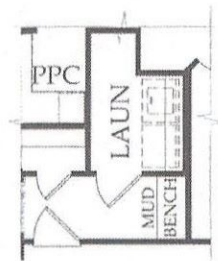
**Bay Window Option at
Owner's Suite**



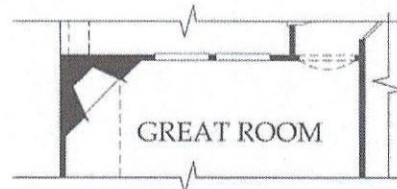
Owner's Bath Option



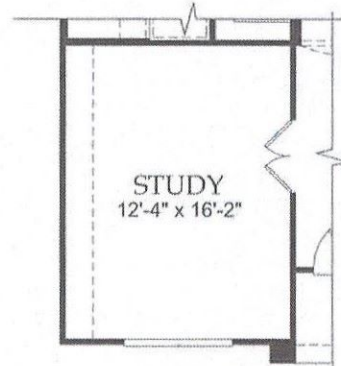
Opt. Sink at Laundry



**Opt. Mud Bench
at Laundry**



Opt. Fireplace at Great Room



Opt. Study ILO Flex



**Opt. Bedroom/Bath
ILO Flex**